



2232-2238 S. Mooney Blvd | Visalia, CA

Property For Lease

1005 N Demaree Street
Visalia, California 93291
O | 559.754.3020
F | 559.429.4016
www.mdgre.com

GRAHAM | & ASSOCIATES

to learn more, visit: www.mdgre.com

Matt Graham
Lic# 01804235
www.mdgre.com

PROPERTY DETAILS

Address: 2232 - 2238 South Mooney Blvd | Visalia, CA

APN: 122-030-006

Building Size: 10,003 +/- Sq. Ft.

Lot Size: 27,000 +/- Sq. Ft.

Zoning CR

Sales Price \$1.35 Per Sq. Ft. - Gross

Additional Comments:

Lease opportunity in a primely located building on Mooney Blvd. Great street visibility! The building is centrally located on Mooney right across from the Visalia Mall, as well as near Kohl's and numerous other large retailers. This property is ideal for a retail or office use - there is a large paved parking lot onsite. Please call for further details.

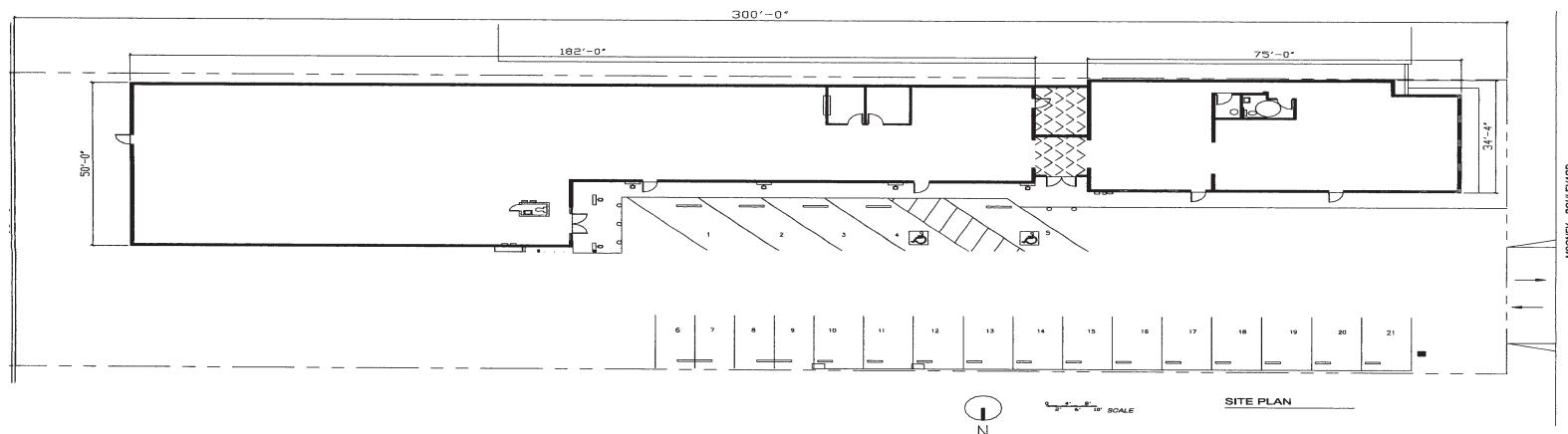


Contact Broker:
Matt Graham
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SITE PLAN



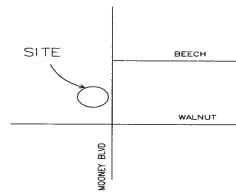
TENANT: BEDROOMS FOR LESS
 THE MATTRESS STORE
 OCCUPANCY CLASSIFICATION : M
 OCCUPANCY LOAD : 335
 NUMBER OF STORIES : 1
 LOT AREA:
 300' x 90' = 27,000 S.F.
 FRONT BUILDING AREA = 2,516 S.F.
 BACK BUILDING AREA = 7,240 S.F.
 ADDITION AREA = 295 S.F.
 TOTAL BUILDING AREA = 10,051 S.F.
 BUILDING COVERAGE AREA = 37 %

PARKING PROVIDED : 21 SPACES
 2 SPACES H.C.

BUILDING HEIGHT 21'
 TYPE OF CONSTRUCTION : V - N
 SPRINKLERED : NO
 NO. OF REQUIRED EXITS : 4
 USE CHANGE RESTAURANT TO RETAIL
 MEZZANINE : NO
 HAZARDOUS MATERIAL STORED : NONE
 USE : RETAIL

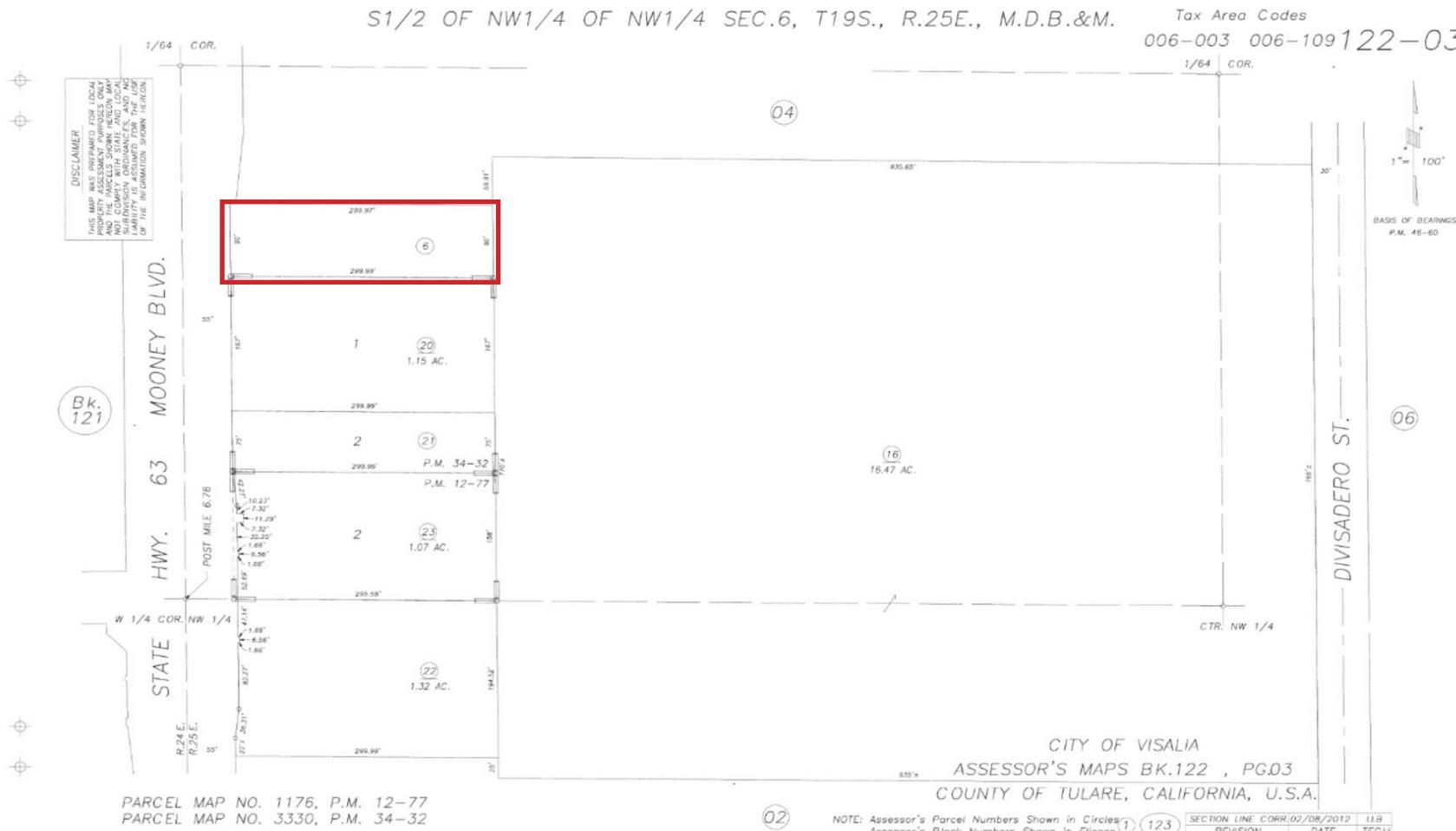
LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 25 EAST, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF VISALIA, ACCORDING TO THE OFFICIAL PLOT OF THE SURVEY OF SAID LAND ON FILE IN THE BUREAU OF LAND MANAGEMENT



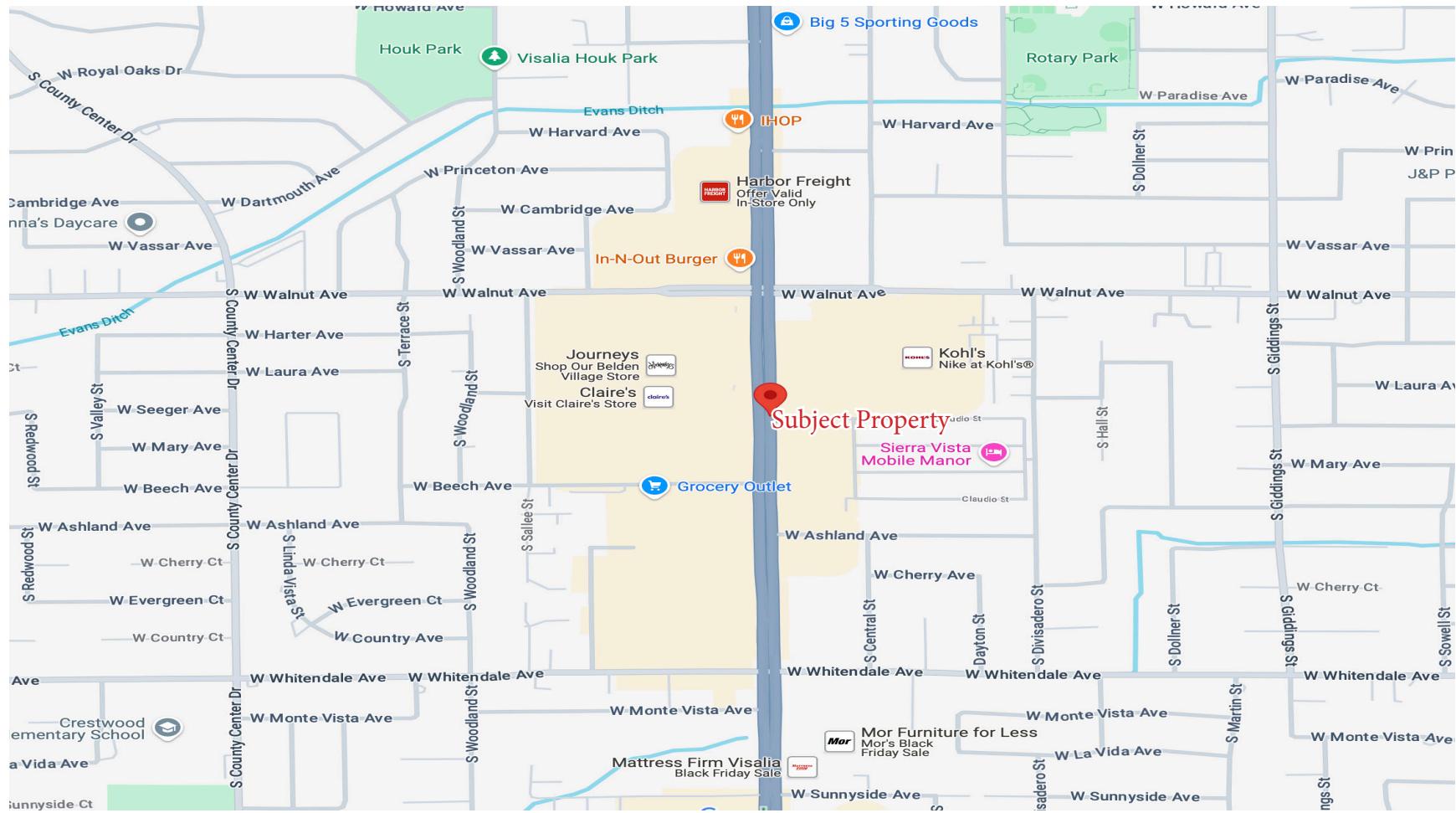
2234 S. MOONEY BLVD.
VISALIA, CA 93277
SITE PLAN

TAX MAP



PLEASE NOTE: ALL INFORMATION AND REPRESENTATION MADE HEREIN, WHILE NOT GUARANTEED, HAVE BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE, HOWEVER, THEY ARE NOT WARRANTED BY MATT GRAHAM & ASSOCIATES AND ARE SUBJECT TO CHANGE WITHOUT NOTICE.

LOCATION MAP



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PROPERTY LAYOUT



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PROPERTY PHOTOS



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